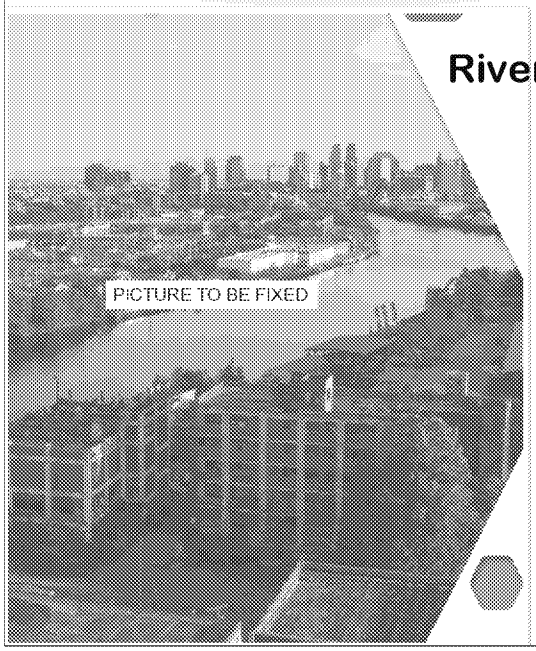

Riverside Industrial Park Superfund Site

Proposed Plan
Virtual Public Meeting

Wednesday, August 5, 2020
7:00 PM to 9:00 PM

Call Number: 315-565-0493
Code: 304001388#

Who's Who at EPA

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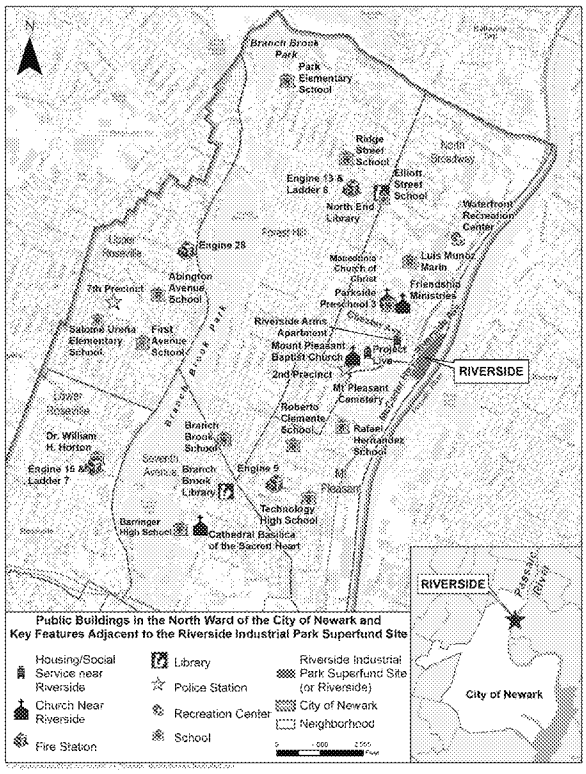
EPA relies on public input to ensure that the concerns of the community are considered in selecting an effective remedy for the Superfund site. EPA encourages the public to review the Proposed Plan and submit comments.

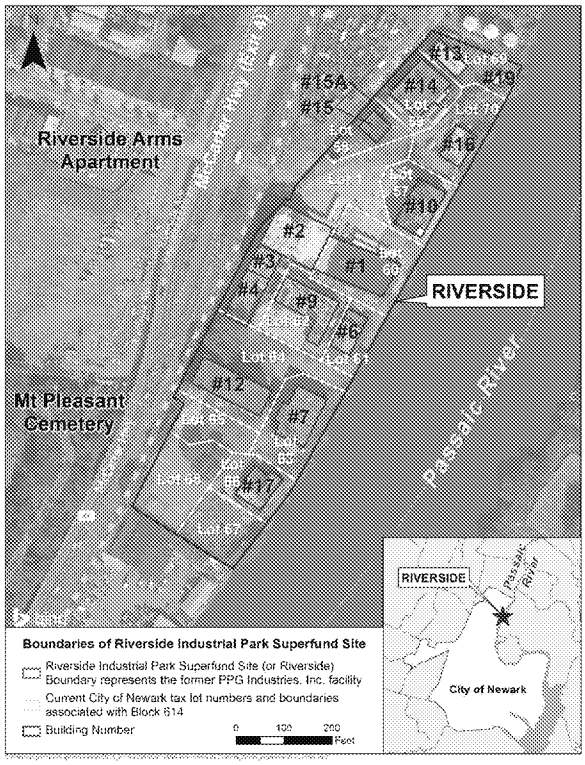
Location of Riverside Industrial Park in Your Community

- ❑ Located in City of Newark, North Ward, off Chester Avenue
- ❑ Bordered by the Passaic River on the east and Riverside Avenue and McCarter Highway (Exit 4) on the west
- ❑ Near the Mount Pleasant Cemetery

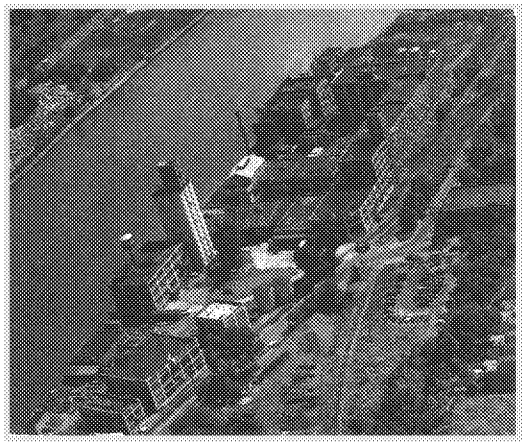


Map of Riverside Industrial Park

- Blue lines outline the buildings; white lines outline the tax lot numbers
- Site is 7.6-acre industrial/commercial complex
- North side consists of active businesses; south side is mostly vacant
- Anticipated future use of property is to remain industrial



Time Line of Riverside Industrial Park



Patton Paint Company, circa 1955

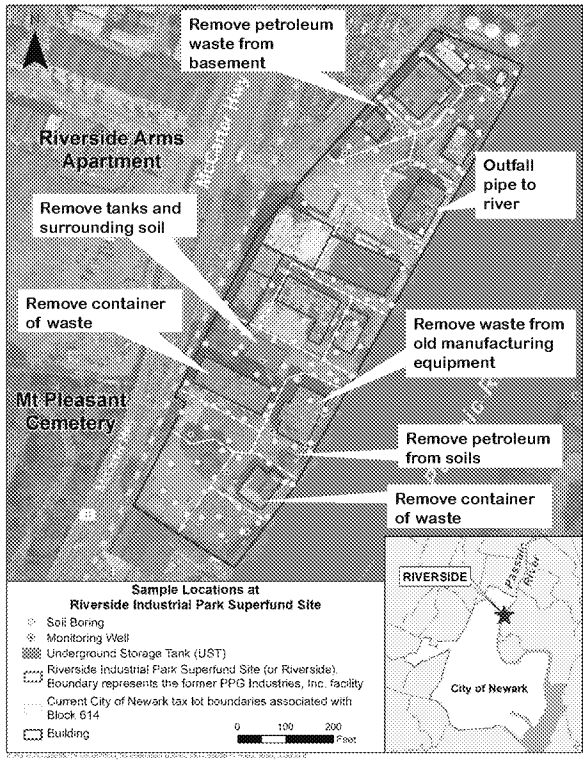
- 1903 Patton Paint Company constructed their plant on land reclaimed from the river
- The plant used metals as pigment including lead-based raw materials
- 1920 Patton Paint Company merged with Pittsburgh Plate and Glass, which has been known as PPG since 1968
- 1971 PPG ceased operations

Following PPG Various Companies Operated (and continue to operate) at Site from 1971 to 2020

- Frey Industries, Inc. / Jobar
- Baron Blakeslee, Inc.
- Universal International Industries
- Samax Enterprises
- HABA International, Inc. / Davion Inc.
- Roloc Film Processing
- Gilbert Tire Corporation
- Chemical Compounds, Inc. / Celcor Associates, LLC
- Teluca
- Gloss Tex Industries, Inc.
- Ardmore, Inc.
- Monaco RR Construction Company
- Federal Refining Company
- Midwest Construction Company

Listed on EPA's National Priority List in 2014. Following agreement with PPG, study conducted in 2017.

- Soil samples
- Groundwater samples
- Indoor air samples
- Sample waste containers and tanks
- Sample contents of manholes



The study concluded:

- Soils were contaminated with lead at levels that exceeded EPA's acceptable range.
- Soils were also contaminated above New Jersey's acceptable levels for an industrial/commercial property.
- Groundwater was contaminated above New Jersey's acceptable levels.
- While there is no current risk to indoor workers on-site, the soil contained contaminants that could potentially enter buildings as vapors in the future.

Contaminants of Concern

Soil

- Metals
- PCB
- Volatiles (example benzene)
- Semi-Volatiles (example hydrocarbon)

Ground water

- Metals
- Volatiles (example acetone)
- Semi-Volatiles (example hydrocarbon)

Groundwater is currently not used as drinking water.

Soil Gas

- Volatiles (example naphthalene)

Soil gas are vapors in the soil that can potentially migrate up into a building.

EPA's Objectives for the Cleanup

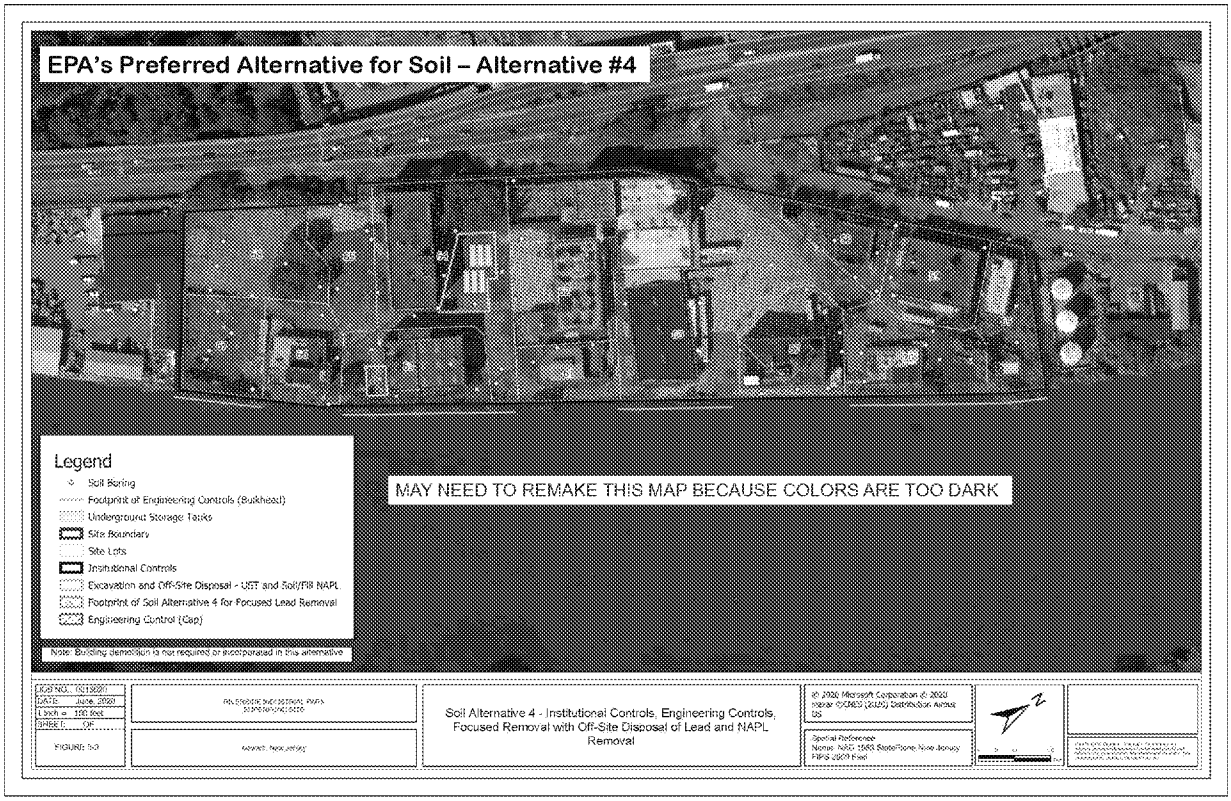
- **Soil**
  - Minimize contaminant concentration
  - Minimize exposure to contaminated soil
  - Minimize off-site transport of contaminated soil
  - Minimize leaching of contaminants to groundwater and river
- **Groundwater**
  - Minimize contaminant concentrations and restore groundwater quality
  - Prevent exposure to contaminated groundwater
  - Minimize migration of contaminated groundwater
- **Soil Gas**
  - Minimize contaminants in soil that may migrate to indoor air
- **Waste**
  - Secure or remove waste
  - Prevent an uncontrolled release
  - Minimize exposure to waste material
- **Sewer**
  - Prevent exposure to material in manhole
  - Minimize contaminant concentration
  - Prevent an uncontrolled release

Soil Alternatives that EPA Considered

Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
• No action taken • Required by EPA for comparison	• Deed notices to restrict land use • Fencing to prevent trespassing • Removal of petroleum in soil	• Same as Alternative 2 • Plus site-wide asphalt cap • Repair of bulkhead	• Same as Alternative 3 • Plus removal of lead in soil around Building 7	• Same as Alternative 3 • Plus stabilization in place with a cement

How do the Soil Alternatives Compare?

Ex. 5 Deliberative Process (DP)


EPA's Preferred Alternative for Soil – Alternative #4
Legend
Soil Boring
Footprint of Engineering Controls (Bulkhead)
Underground Storage Tanks
Site Boundary
Site Lots
Institutional Controls
Excavation and Off-Site Disposal - UST and Soil/FR NAPL
Footprint of Soil Alternative 4 for Focused Lead Removal
Engineering Control (Cap)
Note: Building demolition is not required or incorporated in this alternative
MAY NEED TO REMAKE THIS MAP BECAUSE COLORS ARE TOO DARK
JOB NO.: 10113020
DATE: June, 2020
1 inch = 100 feet
SHEET: OF
FIGURE 5-3
Soil Alternative 4 - Institutional Controls, Engineering Controls, Focused Removal with Off-Site Disposal of Lead and NAPL Removal
Spatial Reference
Name: NAD 1983 StatePlane New Jersey FIPS 2900 Feet

Groundwater Alternatives that EPA Considered

Alternative 1	Alternative 2	Alternative 3	Alternative 4
• No action taken • Required by EPA for comparison	• Deed notices to restrict use • River wall to prevent migration • Pump groundwater and treat for disposal	• Deed notices to restrict use • Injections to treat groundwater	• Deed notices to restrict use • Pump groundwater and treat for disposal • Periodic injections to treat groundwater as needed

How do the Groundwater Alternatives Compare?

Ex. 5 Deliberative Process (DP)

Need to include a better groundwater map for public

Soil Gas Alternatives that EPA Considered

Alternative 1

- No action taken
- Required by EPA for comparison

Alternative 2

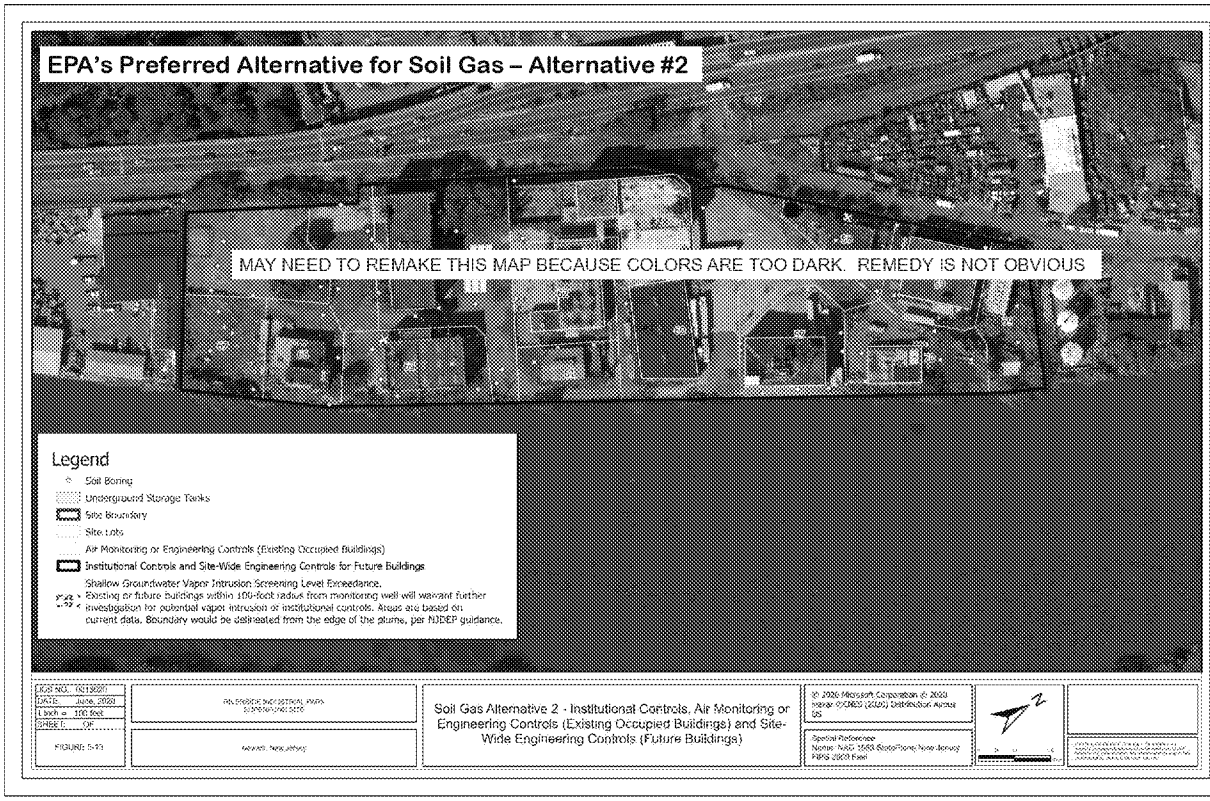
- Deed notices to restrict use
- Air monitoring in existing occupied buildings
- Future buildings would be constructed with controls
- Continue investigation on vapor intrusion

Alternative 3

- Same as Alternative 2, except soils within 100 feet of occupied buildings would be treated (cemented in place)

How do the Soil Gas Alternatives Compare?

Ex. 5 Deliberative Process (DP)


EPA's Preferred Alternative for Soil Gas – Alternative #2
MAY NEED TO REMAKE THIS MAP BECAUSE COLORS ARE TOO DARK. REMEDY IS NOT OBVIOUS
Legend
Soil Boring
Underground Storage Tanks
Site Boundary
Site Lots
Air Monitoring or Engineering Controls (Existing Occupied Buildings)
Institutional Controls and Site-Wide Engineering Controls for Future Buildings
Shallow Groundwater Vapor Intrusion Screening Level Exceedance.
Existing or future buildings within 100-foot radius from monitoring well will warrant further investigation for potential vapor intrusion or institutional controls. Areas are based on current data. Boundary would be delineated from the edge of the plume, per NJDEP guidance.
JOB NO.: 16113021
DATE: June, 2020
1 inch = 100 feet
SHEET: OF
FIGURE 5-13
Soil Gas Alternative 2 - Institutional Controls, Air Monitoring or Engineering Controls (Existing Occupied Buildings) and Site-Wide Engineering Controls (Future Buildings)
Spatial Reference
Name: NAD 1983 StatePlane New Jersey FIPS 2900 Feet

Waste Alternatives that EPA Considered

- No Action
- Removal and Off-Site Disposal: Various containers, underground storage tanks (including content in tanks and surrounding soil), and petroleum in basement of Building 15

Ex. 5 Deliberative Process (DP)

Sewer Alternatives that EPA Considered

- No Action
- Removal and Off-Site Disposal: Deposited solids and water in inactive manhole and power-wash connecting inactive sewer line

Ex. 5 Deliberative Process (DP)

Summary of EPA's Preferred Alternative

- Soil: includes excavation of lead-contaminated soils around Building #7 with off-site disposal along with a site-wide cap and bulkhead repairs
- Groundwater: includes site-wide pumping system to extract and treat groundwater for disposal with periodic injections
- Soil Gas: includes air monitoring in occupied buildings and requires future buildings to be constructed with controls
- Waste: includes removal and disposal of underground storage tank, petroleum, and containerized waste
- Sewer: includes cleaning out and closing inactive manhole and associated inactive sewer line

Summary of EPA's Preferred Alternative

Type	Estimated Cost	Construction Time
Soil	$13 million	8-12 months
Groundwater	$24 million	8-10 months (plus operation and maintenance)
Soil Gas	$450 thousand	1-2 months (plus continuous monitoring)
Waste	$1.6 million	1-2 months
Sewer	$25 thousand	Less than 1 month

Total for remedy $39 million

Public comment period on Proposed Plan until August 21, 2020

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EPA Website: www.epa.gov/ superfund/riverside-industrial